

TOWN PLANNING REPORT

Combined Development Application for a Material Change of Use (Variation Request to the Logan Planning Scheme 2015) and Development Permit for Reconfiguring a Lot (1 lot into 2 lots)

288-292 Granger Road, Park Ridge South

October 2022

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Executive Summary

This combined development application for a Material Change of Use (Preliminary Approval for a Variation Request) and Reconfiguring a Lot (1 lot into 2 lots) is located at 288-292 Granger Road, Park Ridge South (real property description of Lot 35 on RP206890). The site measures 7991m² and is rectangular in shape.

The Variation Request under component of the DA seeks to change the zoning of the site from the current 'Emerging Community' zone to the 'Low Density Residential Zone (Large Suburban Precinct)'. The subdivision component of the DA proposes the creation of a total of 2 x freehold residential allotments which measure 3995m² and 3996m². The proposed Lots are to gain access via existing road connections to both Granger Road (for the existing House) and Botany Court (for the proposed new lot).

The site is presently located within the Emerging Community Zone under the *Logan Planning Scheme 2015* and is affected by the biodiversity areas overlay.

The proposal is subject to Impact Assessment and does not trigger referral to SARA.

Overall, we consider that the proposal is compliant with the requirements of the *Logan Planning Scheme 2015* and accommodates an appropriate form of development intended within regional and State planning instruments.

Description of the Locality

The area is in a transitory phase, with developments such as this being carried out as per the objectives of the Park Ridge South and Chambers Flat Land Use Area Plan.

Pre-Development Meeting

A formal pre-lodgement meeting was undertaken with Logan City Council on 17 September 2020 (refer Doc ID: 14061806), with discussions around the design of the proposed subdivision and the engineering requirements associated with servicing the project. The subject development application has been prepared in response to Council Officers' technical feedback, with a particular focus on providing technical design information on the required water reticulation design (refer response provided in Attachment C(i)).

Description of the Proposal

Overall

The development proposal constitutes the subdivision of the existing allotment into 2 separate parcels, with the existing House and associated ancillary structures to be maintained as part of the proposal.

Components of the DA – Variation Request

The Variation Request component of this development application includes the following key changes to the contents of the *Logan Planning Scheme 2015*:

1. Development of the site is proposed to be assessed against the provisions of the Low Density Residential Zone, Large Suburban Precinct, in effect, changing the zoning from the Emerging Community Zone.

Effect on the Planning Scheme

This proposed change relates to the overall zoning designation of the property and presents an urban outcome that is in keeping with the Park Ridge South and Chambers Flat Land Use Area Plan, which seeks for the site to be located within the Large Suburban Precinct of the Low Density Residential Zone.

Components of the DA – Reconfiguring a Lot

The proposed allotments measure 3995m² (proposed Lot 100) and 3996m² (proposed Lot 99), with the existing dwelling house and ancillary structures to be maintained on proposed Lot 100. As detailed in the presented *Master Plan*, proposed Lot 100 is to maintain its existing access to Granger Road whilst proposed Lot 99 will obtain access to Botany Court via a new driveway crossover.

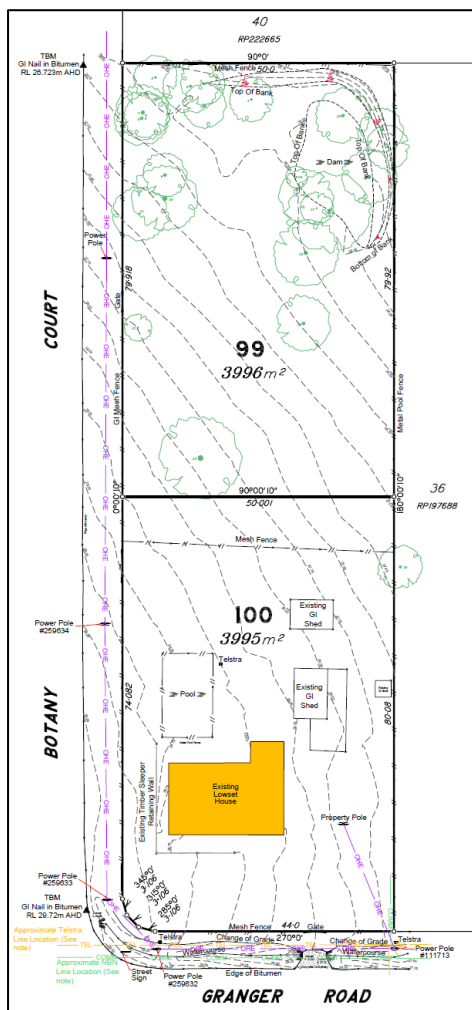


Figure 1 - Extract of Master Plan

Further details on the Subdivision component of the proposal can be obtained by viewing the accompanying *Master Plan* attached as Attachment A.

State Legislation

Planning Act 2016 (and Regulations)

The subject premises is not required to be referred to SARA for their assessment of the proposal. Overall, the proposal is compliant with the State Development Assessment Provisions (SDAP).

South East Queensland Regional Plan 2009-2031

The subject premises is located within the *Regional Plan 2017's* 'Urban Footprint'. The development proposal represents an appropriate form of infill development as sought by the Regional Plan.

State Planning Policies

There are no applicable State Planning Policies to be considered as part of this assessment.

Local Legislation

The development proposal is required to be assessed against the relevant local planning instrument, the *Logan Planning Scheme 2015*.

Defined Use/s

Schedule 1 of the *Logan Planning Scheme 2015* defines the proposal as 'Reconfiguring a Lot'.

Level of Assessment

Based on the proposed development for a Subdivision being located within the Emerging Community Zone, the proposal accords with the criteria contained within the *Logan Planning Scheme* relating to Impact Assessment.

Zone

The site is currently situated within the Emerging Community Zone, although the proposal incorporates a Variation Request to override the planning scheme. The proposal is to effectively *re-zone* the property to the Low Density Residential Zone, Large Suburban Precinct.

The purpose of the Low density residential zone code is to provide for predominantly dwelling houses supported by community uses and small-scale services and facilities that cater for local residents. Development within the 'Large Suburban Precinct' has the following objectives, each of which are generally supported by this proposal:

- (i) *land uses comprise:*
 - (A) *Caretaker's accommodation, Dual occupancy (auxiliary unit), Dwelling house on a single lot, Home-based business, Relocatable home park, Residential care facility Retirement facility or Sales office; or*

- (B) other uses that cater for local residents being Childcare centre, Community use, small-scale Food and drink outlet (excluding a drive-through facility), small-scale Health care service, or small-scale Shop;
- (ii) a small-scale Shop does not undermine the viability of a nearby centre or the centre hierarchy;
- (iii) the built form is characterised by Dwelling houses in an urban landscape setting;
- (iv) development has a maximum net density of 10 equivalent dwellings per hectare;

Applicable Assessment Provisions

The development proposal requires assessment against the following sections of the *Logan Planning Scheme 2015*.

| Planning Scheme Codes | Applicable | Attachments |
|-----------------------|--|--|
| Zone | <ul style="list-style-type: none"> • Emerging Community Zone Code • Low Density Residential Zone Code | Attachment D Attachment E |
| Overlay | <ul style="list-style-type: none"> • Biodiversity Areas Code | Attachment F |
| Use | Nil | |
| Development | <ul style="list-style-type: none"> • Filling and Excavation Code • Infrastructure Code • Landscape Code • Reconfiguring a Lot Code • Servicing, Access and Parking Code | Attachment G Attachment H Attachment I Attachment J Attachment K |

Overall, as detailed within the completed Code Compliance tables, the proposal represents an appropriate form of development that is intended within the area.

Conclusion and Recommendations

The proposed development represents an appropriate form of development within the area of Park Ridge South. Overall, the proposal is compliant with the provisions of the *Logan Planning Scheme 2015* and it is recommended that the Delegate of Logan City Council approve the proposed application, subject to reasonable and relevant conditions, due to the following:

- The subject site is presently located within the Emerging Community Zone, though justification has been presented to support overriding of the Planning Scheme to effectively re-zone the property and develop per the requirements of the Large Suburban Precinct of the Low Density Residential Zone;
- The proposed development complies with the minimum lot size and average lot size requirements of the Low Density Residential Zone (Large Suburban Precinct);
- The proposed development will be connected to reticulated water supply services, formed access roads, stormwater management network and telecommunications and electricity networks; and
- The proposed development is considered to comply with the requirements of the relevant provisions of the *Logan Planning Scheme 2015*.

A detailed assessment of the proposed development has been carried out by *Devalign* against the *Logan Planning Scheme 2015* and all other relevant legislative documents.

This application report, together with the accompanying *Master Plan* and relevant technical drawings effectively demonstrate that the combined development application should be approved by the Delegate of Logan City Council subject to the imposition of reasonable and relevant conditions.

Attachments

The following attachments complement the information contained within the document.

Attachment A – Proposed Master Plan

The *Master Plan*, as prepared by *Axis Surveys*, is attached (refer Attachment A).

Attachment B – Completed DA Form and Landowner’s Consent

The completed DA Form 1 and signed landowner’s consent form are attached (refer Attachment B).

Attachment C – Civil Engineering Drawings

The following technical drawing, as prepared by *Civil Dimensions*, has been attached separate to this report:

- Water Reticulation Layout and Notes (Attachment C(i))

Attachment D – Compliance Table for the Emerging Community Zone Code

Assessment against the Code is attached (refer Attachment D).

Attachment E – Compliance Table for the Low Density Residential Zone Code

Assessment against the Code is attached (refer Attachment E).

Attachment F – Compliance Table for the Biodiversity Areas Overlay Code

Assessment against the Code is attached (refer Attachment F).

Attachment G – Compliance Table for the Filling and Excavation Code

Assessment against the Code is attached (refer Attachment G).

Attachment H – Compliance Table for the Infrastructure Code

Assessment against the Code is attached (refer Attachment H).

Attachment I – Compliance Table for the Landscape Code

Assessment against the Code is attached (refer Attachment I).

Attachment J – Compliance Table for the Reconfiguring a Lot Code

Assessment against the Code is attached (refer Attachment J).

Attachment K – Compliance Table for the Servicing, Access and Parking Code

Assessment against the Code is attached (refer Attachment K).